

CPC USE ONLY:
Application # FY23-02

Qualifies: _____

Does not qualify: _____

INITIAL ELIGIBILITY PROJECT APPLICATION FORM

DUE BY DECEMBER 3, 2021

**TOWN OF NEEDHAM
COMMUNITY PRESERVATION COMMITTEE**

www.needhamma.gov/CPC

Email Applications to:

Cecilia Simchak and Kristen Wright:

csimchak@needhamma.gov & kwright@needhamma.gov

1. **Applicant:** Needham Housing Authority (NHA) **Submission Date:** 11/30/2021
2. **Applicant's Address, Phone Number and Email:**
- 28 Capt. Robert Cook Drive, Needham MA 02494
Chair@NeedhamHousing.org; 339-222-6187
amedeiros@NeedhamHousing.org; 781-444-3011
- Contact Name:**
Reg Foster, Chair; Angie Medeiros, Exec. Dir.
3. **Purpose:**
(Please select all that apply)
- Open Space
 Community Housing
 Historic Preservation
 Recreation
4. **Project Name:** NHA #2 – Pre-Development Design Costs – Linden-Chambers Redevelopment
5. **Project Location/Address/Ownership (Control):**
- NHA Owned Housing Developments on 8.7 acres of land:
- Linden Street (72 units)
 - Chambers Street (80 units)
6. **Amount Requested:** \$ \$1.2 million
7. **Estimated Total Project Cost (If Different):** \$ 1.2 million
8. **Critical Dates:** (If Applicable)

N/A

- continued -

CPC USE ONLY:	
Application #	_____
Qualifies:	_____
Does not qualify:	_____

Project Name: NHA #2 – Pre-Development Design Services – Linden-Chambers Redevelopment

9. Project Summary: In 100 words or less provide a brief summary of the project:

The Linden St. and Chambers St. state public housing developments for senior/disabled individuals are approximately 60 years old. Besides being worn out and at the end of their useful lifetime, they suffer from a number of deficiencies: lack of accessibility, very small units, insufficient storage space, lack of insulation, no elevators, inefficient land use, etc. Very low subsidy funding from the state has resulted in an accumulation of deferred capital improvements.

Last summer the NHA launched its 5-10 year Modernization & Redevelopment Initiative (MRI), which includes the objective of funding and redeveloping the Linden/Chambers property, estimated to cost nearly \$50 million (2018 dollars).

With the CPA funds, NHA intends to engage an A/E firm to prepare preliminary design required to obtain zoning relief and complete other due diligence (e.g. geo-tech borings, traffic studies, etc.) in order to better position the Linden/Chambers developments to receive future funding sources, such as through State ARPA, the Federal Infrastructure and Jobs Act, and the Federal Build Back Better Act. The requested CPA funds may also be used to create and explore options for temporary tenant relocation during the construction period.

10. Community Need: In 100 words or less provide a brief statement of the need for and the benefits to the community.

Redeveloping Linden/Chambers has been a top Needham priority ever since the publication of the Town’s 2004 Development Plan. This priority was re-affirmed in the 2007 Affordable Housing Plan, and will undoubtedly be re-endorsed in the 2022 Affordable Housing Plan currently under development.

Redeveloping Linden/Chambers will result in many benefits to Needham. When completed, the new units will:

- Have a 50+ year expected lifespan;
- Meet 21st century standards for accessibility, energy efficiency, space, amenities, etc.;
- CPA funding will leverage ~\$45+ million outside funding investment;
- All units will be to preserve as deeply affordable in perpetuity (income <50% AMI).

Note: This application enables the Community Preservation Committee to review the request to assess eligibility. You shall be notified by January 1 of your eligibility. If eligible you will be requested to supply additional information by February 1.